



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪೯ Part - IVA	ಬೆಂಗಳೂರು, ಸುರಘಾರ, ೧೪, ಜುಲೈ, ೨೦೨೨(ಅಷಾಧ, ೨೩, ಶಕಾವರ್ಷ, ೧೯೪೪)	ನಂ. ೩೮೮ No. 388
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GOVERNMENT OF KARNATAKA

No. UDD 20 TTP 2022

Karnataka Government Secretariat

Vikas Soudha, Bangalore

Dated: 13.07.2022

DRAFT NOTIFICATION

In exercise of the powers conferred under section 13-E of the Karnataka Town & Country Planning Act 1961, the Government of Karnataka in order to bring more clarity and uniformity for existing provisions of amalgamation, and Subdivision including bifurcation of building sites in zoning regulations of the Master Plans approved for all the local planning areas of the state, (excluding BMR region) the draft amendment is proposed and published for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after 30 days from the date of its publication in the Official Gazette.

Any objection/suggestions which may be received by the State Government from any person with respect to the said draft regulations before the expiry of the period specified above will be considered by the State Government.

Objections and suggestions may be addressed to the Secretary to Government, Urban Development Department, Vikas Soudha, Bengaluru-560 001.

Draft Regulations

Chapter- Amalgamation and Subdivision including bifurcation of building sites

1. Definitions

- i. "**Amalgamation**" means clubbing of two or more building sites into one.
- ii. "**Apartment**" whether called block, chamber, dwelling unit, flat, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for residential purpose.

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- iii. "**Apartment Building**" means one or more buildings consisting of more than eight apartments
- iv. "**Bifurcation**" means sub-division of a building site into two;
- v. "**Building Site**" means site held for building purposes, earmarked for the specific non-agricultural use such as Residential or Non residential purpose;
- vi. "**Chief Executive Officer**" means the Member Secretary in case of the Planning Authority or the "Commissioner" in case of Urban Development Authority or Hampi World Heritage Area Management Authority, the Commissioner or the Chief Officer of the Local Authority notified as Planning Authority under section 2(7)(b) of the Act;
- vii. "**EWS Sites**" means building sites reserved for Economically weaker Section, which shall be of the area or size as notified by the Department of Housing, Government of Karnataka from time to time.
- viii. "**Layout or sub-division of plot**" means sub division of one or more plots, held in one ownership or joint ownership, by laying out roads for the formation of building sites and earmarking area for park and open spaces, civic amenity sites and public utilities.
- ix. "**Subdivision of building site**" means sub-division of a building site *into more than two*;

General conditions applicable for amalgamation and Subdivision including bifurcation of building sites

(1) Amalgamation of Building sites :-

- (a) Building site(s) which is a part of the layout/sub-division plan/Development scheme/scheme or Gramatana site(s) may be amalgamated with prior permission of the Chief Executive Officer of the authority.
- (b) The Chief Executive Officer of the authority in addition to ensuring that the building site *does not fall* in the survey number of the village, shall also have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department.
- (c) Amalgamation of the Building sites shall be considered only in the case of Building sites having absolute ownership and sites that are held by private individuals which are under lease agreement shall not be considered.

- (d) Building sites having similar land use shall only be amalgamated.
- (e) Building sites having road width of 6.0m and above shall only be amalgamated.
- (f) Ownership of the sites to be amalgamated could be either single or multiple names /family members/company.
- (g) Amalgamation shall not be considered where Building sites are earmarked as EWS sites in the Sub-division plan or Layout Plan or residential scheme.
- (h) An additional fee for such amalgamated building site shall be collected as prescribed under section 18(1) of the Act.
- (i) The local authority shall not issue khata for amalgamated building sites without the prior approval of the authority.
- (j) Permission under Section 15 of the Act for construction of building shall be given considering the amalgamated building site as a single building site and regulations for development in case of such amalgamated building site shall be reckoned with reference to the new dimensions and area of the amalgamated building site, no permission shall be granted for apartment building in the amalgamated building sites.

2. Sub-division including Bifurcation of Building site

- (a) A building site which is a part of the sub-division plan/development scheme/scheme duly approved by the authority or Gramatana site may further be subdivided with prior permission of the Chief Executive Officer of the authority.
- (b) The Chief Executive Officer of the authority in addition to ensuring that the building site *does not fall* in the survey number of the village, shall have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such competent authority of the Revenue Department.
- (c) In any case, the sub divided sital area of the building site shall not be less than 50 Sq.m.
- (d) Sub-divided/bifurcated building site shall have an access of minimum 3.5m wide.
- (e) The sub-divided building site facing the road/street shall have a minimum of 6.0m frontage.
- (f) An additional fee for such sub-division of the building site shall be collected as prescribed under section 18(1) of the Act.

(g) The local authority shall not issue khata for subdivision or bifurcation of building sites without the prior approval of the authority.

(h) In all such sub-divisions, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original building site and not that of the sub-divided building site.

By order and in the name of the
Governor of Karnataka.

(LATHA. K)
Under Secretary to Government,
(Development Authority & NaYoSe)
Urban Development Department